



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
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FOR SALE

Sanger Cold Storage



**7.0± Acres
Fresno County, California**

- 42,720± s/f cold storage facility
- 25,220± s/f packing house
- 3.0± acs. of Brooks & Tulare cherries

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA BRE #00020875



Sanger Cold Storage

7.0± Acres

\$1,500,000

LOCATION:

The SWC of E. California and S. McCall Avenues. Approximately 2 miles west of the city of Sanger (1061 S. McCall, Sanger, CA. 93657). Well positioned between Fresno & Sanger, a rapidly growing farm community, and between Highway 180 & Jensen Avenue, both major east/west arterials. The property is not in the Williamson Act. Zoned for agricultural use.

DESCRIPTION:

A modern cold storage facility located in a prime fruit growing area, designed for the handling of tree fruit, table grapes, citrus and vegetables. The 42,720± square foot ground level facility was constructed on a 7.00± acre parcel in 1983. The facility includes one pre-cooling room, two cold storage holding rooms, a covered packing area, fumigation chamber, 4 loading docks, and a double-wide mobile home office complex. The re-circulating ammonia system is serviced by one 150 HP compressor and one 75 HP compressor. The cold storage building, mechanical/electrical rooms, loading dock, and the SO2 fumigation chamber are protected by an alarm security system. Additionally, there are 3± acres of cherries planted in 2009 which include Brooks and Tulare varieties. The property improvements are described as follows:

Packing House Area (Approx. 25,220± sq. ft.): A metal construction open-sided building used for packing and receiving. The area also contains a 16'x30' SO2 fumigation chamber with a 3,500 box capacity and a permit to use SO2.

Cold Storage Building (Approx. 15,500± sq. ft.): A concrete tilt-up facility built in 1983 with 25' ceiling includes a pre-cooling room with 7 tunnels, 2 holding rooms and a refrigerated hallway. The one time holding capacity of the cold storage is 135,000 plus an additional 15,000 in the refrigerated hallway. The appearance of the modern cold storage is enhanced with an exposed aggregate siding along the front of the building.

Mechanical/Electrical Rooms (Approx. 800± sq. ft.): A clean, concrete-tilt up structure attached to the cold storage which contains a room for the re-circulating ammonia refrigeration system and a room for the electrical panel system.

Loading Dock (Approx. 1,200 sq. ft.): A covered ground level area with 4 Bays, which allows for loading trucks in the 4,000 sq. ft. depressed dock.

Office Complex: A 1982, 24'x56' double wide mobile home which is furnished and includes 4 offices, two bathrooms, a kitchen, and dining room. The office complex contains a 6-line phone system and an alarm system for security.

On-site Improvements: * Natural gas main exists on McCall Avenue, available to be brought into the site. * Water to the site provided by a pump and well and sewer is via septic system. * Served by rail with an elevated dock for railroad access. * Area for ponding.

Note: There is an existing conditional use permit on the facility which has been broadly interpreted to include many different agricultural uses.

EQUIPMENT:

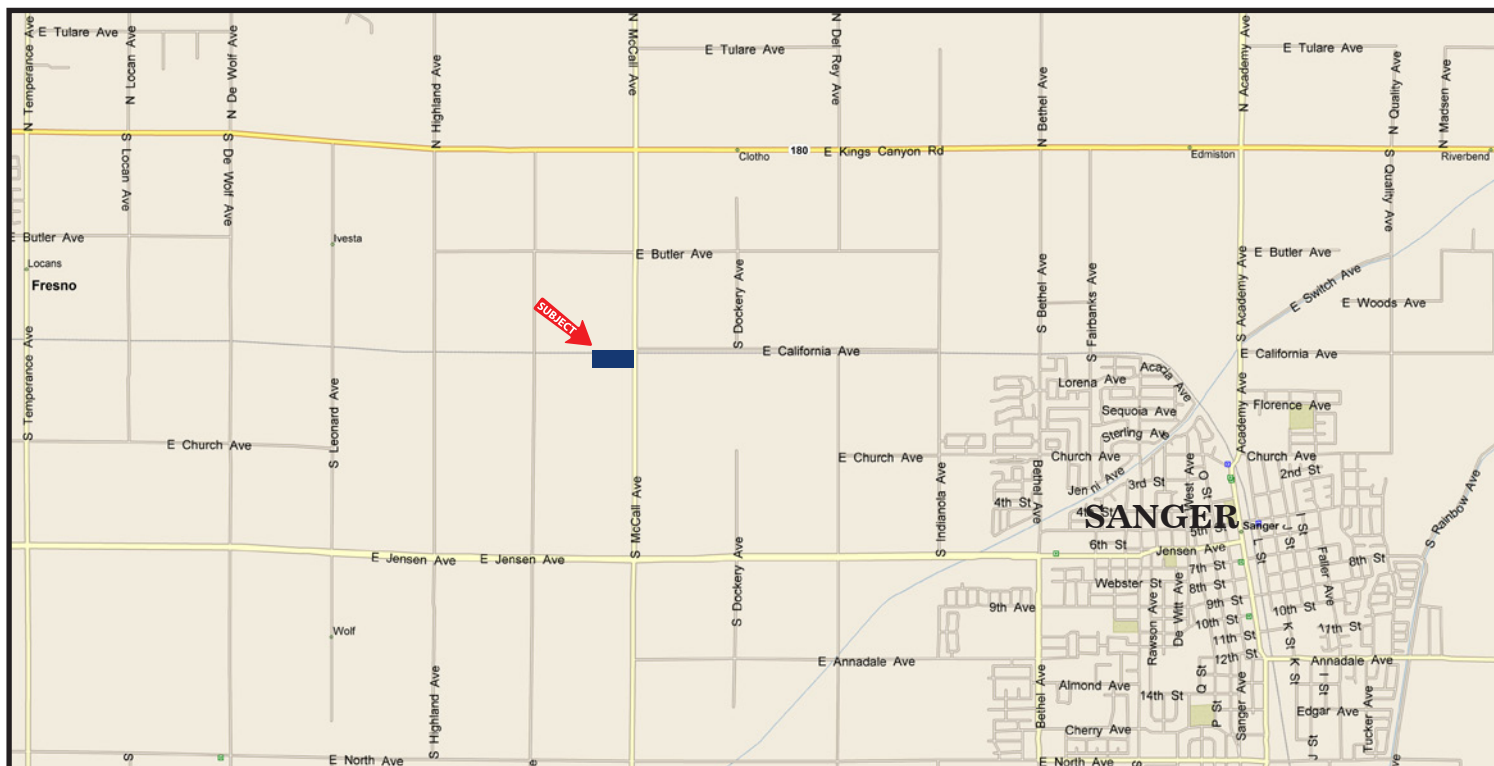
None.

PRICE/TERMS:

\$1,500,000 in cash.



LOCATION MAP



CHERRY ORCHARD



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7480 N. Palm Ave, Ste 101
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